144.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	978,400 / 978,400
					USE VALUE:	978,400 / 978,400
					ASSESSED:	978,400 / 978,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
58		IROQUOIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCDONOUGH KEVIN & DEMETRA T	
Owner 2:	TRS/ KEVIN MCDONOUGH TRUST	
Owner 3:	DEMETRA TSOUMAS MCDONOUGH T	
Street 1:	58 IROQUOIS RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	MC DONOUGH KEVIN -
Owner 2:	MC DONOUGH TSOUMAS DEMETRA -
Street 1:	58 IROQUOIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,417 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Clapboard Exterior and 2460 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7417.000	460,300	4,100	514,000	978,400
Total Card	0.170	460,300	4,100	514,000	978,400
Total Parcel	0.170	460,300	4,100	514,000	978,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.79 | /Parcel: 397.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 94141
GIS Ref:
GIS Ref:
Insp Date: 02/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	460,300	4100	7,417.	514,000	978,400	978,400	Year End Roll	12/18/2019
2019	101	FV	339,300	4200	7,417.	481,900	825,400	825,400	Year End Roll	1/3/2019
2018	101	FV	339,300	3400	7,417.	398,400	741,100	741,100	Year End Roll	12/20/2017
2017	101	FV	339,300	3400	7,417.	366,200	708,900	708,900	Year End Roll	1/3/2017
2016	101	FV	339,300	3400	7,417.	334,100	676,800	676,800	Year End	1/4/2016
2015	101	FV	331,500	3400	7,417.	327,700	662,600	662,600	Year End Roll	12/11/2014
2014	101	FV	331,500	3400	7,417.	304,500	639,400	639,400	Year End Roll	12/16/2013
2013	101	FV	250,600	3400	7,417.	289,800	543,800	543,800		12/13/2012

!11243!

PRINT

Date	Time
12/11/20	01:26:04

LAST REV

Date	Time
03/20/19	11:48:04
danam	
11243	

USER DEFINED

Prior Id # 1:	94141
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC DONOUGH KEVI	71795-558	1	10/26/2018	Convenience	99	No	No		
COVINO NICHOLAS	41020-418		9/26/2003		526,300	No	No		
	19617-034		1/1/1989		215,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2018	1781	Solar Pa	3,108	C				
12/13/2012	1671	Manual	2,389	C				air sealing & insu
8/3/2012	974	Manual	500	C				move modular homef
8/3/2012	975	Addition	176,588	C				rear md add (br, 1
6/18/2012	741	Foundati	20,400					
7/25/2005	654	Redo Kit	30,000			G7	GR FY07	bath re-do also

ACTIVITY INFORMATION

Date	Result	By	Name
2/21/2018	Entry Denied	DGM	D Mann
2/19/2018	MEAS&NOTICE	HS	Hanne S
7/3/2013	Measured	JBS	JOHN S
4/11/2013	Info Fm Prmt	MM	Mary M
7/18/2012	Info Fm Prmt	BR	B Rossignol
2/23/2012	Inspected	BR	B Rossignol
11/19/2008	Meas/Inspect	163	PATRIOT
1/20/2000	Inspected	277	PATRIOT
11/30/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7417		Sq. Ft.	Site		0	80.	0.87	9									514,010						514,000	

Total AC/HA: 0.17027 | Total SF/SM: 7417 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 514,010 | Spl Credit | Total: 514,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19973826
Const Adj.:	0.98990101
Adj $ / SQ:	148.453
Other Features:	125500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	516018
Depreciation:	55730
Depreciated Total:	460288

COMMENTS

BMT REC RM & BED SCUTTLE. OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

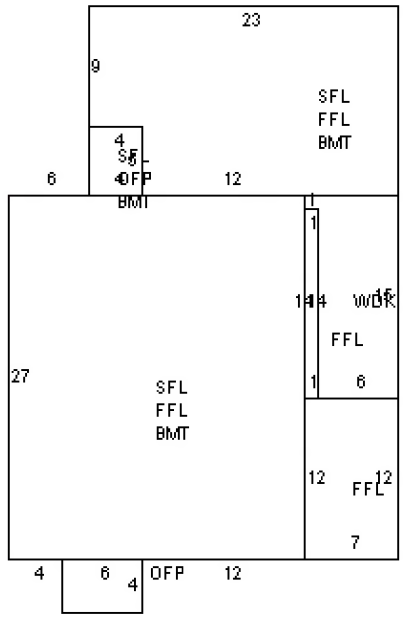
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.30
Special Features:	0	Val/Su Net:	155.45
Final Total:	460300	Val/Su SzAd	240.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	994	148.450	147,562
BMT	Basement	916	61.900	56,705
SFL	Second Floor	916	148.450	135,983
WDK	Deck	91	15.840	1,441
OFP	Open Porch	44	43.560	1,916

Net Sketched Area:	2,961			Total:	343,607
Size Ad	1910	Gross Are	2961	FinArea	2460

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	16X18	A	FR	1950	23.68	T	50	101			3,400			3,400
19	Patio	D	Y	1	12X18	A	AV	2000	3.99	T	15.2	101			700			700

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100